

ORDINANCE NO. 041202-Z-24

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10515 NORTH MOPAC EXPRESSWAY FROM PUBLIC (P) DISTRICT TO COMMERCIAL HIGHWAY (CH) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from public (P) district to commercial highway (CH) district on the property described in Zoning Case No. C14-04-0146, on file at the Neighborhood Planning and Zoning Department, as follows:

A 45.783 acre tract of land, more or less, out of the James Rogers Survey No. 19, and the James P. Wallace Survey No. 18, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 10515 North MoPac Expressway, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on December 13, 2004.

PASSED AND APPROVED

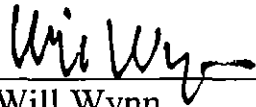
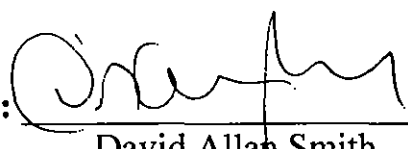
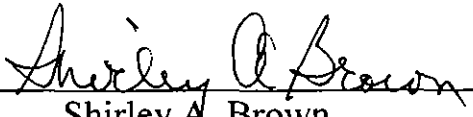
_____	§	_____
December 2	§	
, 2004	§	Will Wynn
		Mayor
APPROVED: 	ATTEST: 	
David Allan Smith	Shirley A. Brown	
City Attorney	City Clerk	

EXHIBIT A

NOVEMBER 18, 2003 JOB NO. 509-01 FIELD NOTE NO. 509-01R1
CLIENT: UT PROJECT: 45.783 ACRES BRAKER @ MOPAC
COA GRID NO. J-32 & J-33

FIELD NOTES

A DESCRIPTION OF 45.783 ACRES OF LAND SITUATED IN THE JAMES ROGERS SURVEY NO. 19 AND THE JAMES P. WALLACE SURVEY NO. 18, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 382 ACRE TRACT OF LAND DESIGNATED AS FIRST TRACT, CONVEYED TO THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS BY DEED RECORDED IN VOLUME 994, PAGE 337 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod with plastic cap marked "RPLS 4532" found at the intersection of the south right-of-way (R.O.W.) line of Braker Lane with the west R.O.W. line of the Missouri Pacific Railroad for the northeast corner of the herein described 45.783 acres;

THENCE along the said west R.O.W. line, S19°54'00"W, 3342.76 feet to a 1/2 inch iron rod found for the northeast corner of Lot 1, Stonebridge VII, a subdivision whose plat is recorded in Volume 88, Page 346 of the Plat Records of said County and the southeast corner of the herein described 45.783 acres;

THENCE, departing said west R.O.W. line, along the north line of said Lot 1, N60°44'29"W, 411.45 feet to a concrete highway monument found for the northwest corner of said Lot 1 and the southwest corner of the herein described 45.783 acres on the east R.O.W. line of Loop 1 (Mopac Boulevard) (R.O.W. varies), being the east line of that certain 42.4233 acre tract of land conveyed as a R.O.W. easement to the State of Texas by deed recorded in Volume 8261, Page 799 of the said Real Property Records;

THENCE along said east R.O.W. line the following six (6) courses:

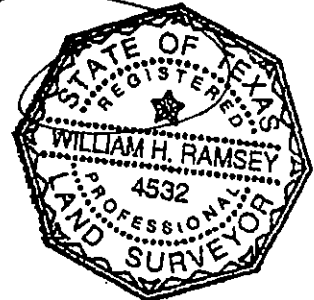
1. N12°38'02"E, 1391.15 feet to a concrete highway monument found,
2. N17°00'22"E, 1002.97 feet to a concrete highway monument found,
3. N12°35'23"E, 909.35 feet to a concrete highway monument found for a point of curvature,

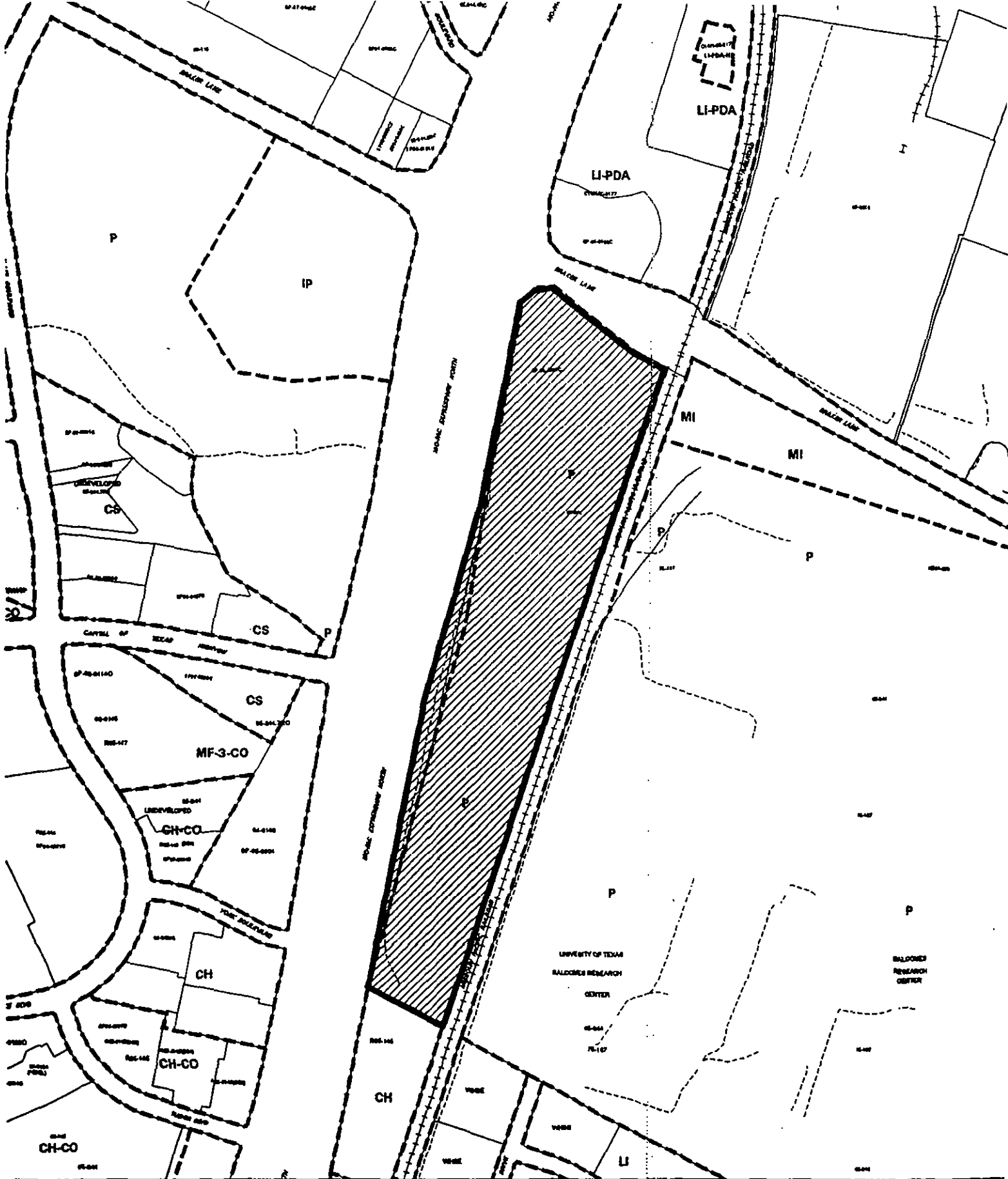
4. a distance of 86.10 feet along the arc of a curve to the right whose radius is 5454.58 feet, central angle is $00^{\circ}54'16''$ and whose chord bears $N13^{\circ}08'37''E$, 86.09 feet to a concrete highway monument found,
5. $N51^{\circ}41'59''E$, 89.71 feet to a point, and
6. $N86^{\circ}40'02''E$, 81.08 feet to a $3/4$ inch iron rod found on the south R.O.W. line of said Braker Lane;

THENCE, departing said east R.O.W. line, along the said south R.O.W. line, the following two (2) courses:

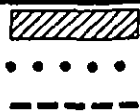
1. $S50^{\circ}51'14''E$, 507.89 feet to a $1/2$ inch iron rod found, and
2. $S60^{\circ}47'39''E$, 155.96 feet to the POINT OF BEGINNING containing 45.783 acres of land more or less.

W.H. Ramsey
11-1803





SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: S. GAGER



CASE #: C14-04-0146

ADDRESS: 10515 N MO-PAC NB EXPY

SUBJECT AREA (acres): 45.783

ZONING *EXHIBIT B*

DATE: 04-09

INTLS: SM

CITY GRID
REFERENCE
NUMBER

J32-33